

CITY OF MONTEREY PARK  
DESIGN REVIEW BOARD AGENDA

**REGULAR MEETING**

**Monterey Park City Hall Council Chambers  
320 West Newmark Avenue  
Monterey Park, CA 91754**

**TUESDAY  
JANUARY 5, 2016  
7:00 PM**

**MISSION STATEMENT**

**The mission of the City of Monterey Park is to provide excellent services  
to enhance the quality of life for our entire community.**

Staff reports, writings, or other materials related to an item on this Agenda, which are distributed to the Design Review Board less than 72 hours before this scheduled meeting are available for public inspection in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours. Such staff reports, writings, or other materials are also on the City's website subject to staff's ability to post the materials before the meeting. The City's website is located at <http://ci.monterey-park.ca.us/home/index.asp>. Copies of staff reports and/or written documents pertaining to any item on the Agenda are on file in the Community and Economic Development Department – Planning Division and are available for public inspection during regular business hours.

**PUBLIC COMMENTS ON AGENDA ITEMS**

For members of the public wishing to address the Design Review Board regarding any item on this Agenda, including Oral Communications, please fill out a speaker card and return it to Planning staff before the announcement of the Agenda Item.

Speakers are provided five (5) minutes per individual on each published agenda item. Individual speakers may consolidate time with another speaker's time; the total consolidated time cannot exceed two (2) minutes per speaker giving up time. However in the interest of ensuring that all members of the Public have an equal opportunity to participate, a single speaker cannot speak for more than ten (10) minutes on an individual Agenda item. If there are a large number of speakers on a particular agenda item, the Chairperson, as confirmed by the Design Review Board, may reduce the amount of time allotted to each speaker or limit the total amount time allowed for speakers to address the agenda item. At the conclusion of that period of time, the speaker will be asked to please conclude their remarks so that the next speaker may begin their comments.

In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call City Hall, (626) 307-1359. Please notify the Community and Economic Development Department twenty-four hours prior to the meeting so that reasonable arrangements can be made to ensure availability of audio equipment for the hearing impaired. Council Chambers are wheelchair accessible.

**CALL TO ORDER – Chair Allen Wong**

**ROLL CALL – Vice-Chair Wally Tsui, Member Eric Brossy de Dios, Joseph C. Reichenberger and Celeste Morris Nguyen**

**AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

**ORAL AND WRITTEN COMMUNICATIONS**

**MINUTES – September 1, 2015, October 6, 2015, November 3, 2015 & November 17, 2015**

**[1.] UNFINISHED BUSINESS – None**

**[2.] NEW BUSINESS**

**2-A. ADDITION TO SINGLE-FAMILY RESIDENTIAL DWELLING GREATER THAN 2,000 SQUARE FEET – 1583 LONGHILL DRIVE (DRB-15-27)**

The applicant, Steve Wu Hsieh, is requesting design review board approval for a 770 square foot addition and exterior remodel at 1583 Longhill Drive in the R-1 (Single-Family Residential) Zone.

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approving the requested Design Review Board (DRB-15-27) application, subject to conditions of approval contained therein; and
- (5) Taking such additional, related, action that may be desirable.

**[3.] BOARD MEMBERS COMMUNICATIONS AND MATTERS**

**[4.] ITEMS FROM STAFF**

**ADJOURN:**

To the next regularly scheduled meeting on January 19, 2016.

APPROVED BY:

MICHAEL A. HUNTLEY	
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# Design Review Board Staff Report

**DATE:** January 5, 2016

**AGENDA ITEM NO:** 2-A

**TO:** Design Review Board

**FROM:** Michael A. Huntley, Community and Economic Development Director

**BY:** Harald Luna, Assistant Planner

**SUBJECT:** Addition to single-family residential dwelling greater than 2,000 square feet – 1583 Longhill Drive (DRB-15-27)

## **RECOMMENDATION:**

It is recommended that the Design Review Board consider:

- (1) Opening the public hearing;
- (2) Receiving documentary and testimonial evidence;
- (3) Closing the public hearing;
- (4) Approve the requested Design Review Board (DRB-15-27) application, subject to conditions of approval contained therein; and
- (5) Take such additional, related, action that may be desirable.

## **EXECUTIVE SUMMARY:**

The applicant, Steve Wu, on behalf of the property owner, Thomas Chi Trinh and Autumn Huang Ching, is requesting design review approval for a 770 square foot first floor addition and exterior remodel. The property is located on the north side of Longhill Drive between Hillside Street and Highland Drive. The subject property is approximately 13,630 square feet in size, and is currently developed with a 1,739 square foot one-story single-family residence with an attached 2-car garage. The property is zoned R-1 (Single-Family Residential) and is designated LDR (Low Density Residential) in the General Plan.

### **Site Analysis**

To the north, south, east and west are single-family residential properties. The subject and adjacent properties are on a hillside and relatively flat. The design and character of the surrounding residential dwellings consist of the mid-century tract, ranch and contemporary architectural styles, consisting of single and two-story dwellings with attached 2-car garages built in the late 1950's.

### Project Description

The applicant is proposing to remodel the existing floor plan, add 770 square feet to the rear (north) elevation of the dwelling and paint the exterior of the dwelling. The total living area will be 2,509 square feet. Based on the lot area of 13,630 square feet, the maximum living area that can be built is 4,770 square feet.

The R-1 zone allows for a maximum building height of 30 feet. The building height for the existing dwelling will remain at 17 feet 3 inches and the proposed first floor addition areas will be 13 feet. According to the floor plan, the addition areas will include a new master bedroom with a bathroom, family room and kitchen area. The existing floor areas will include a living room, dining room, two bathrooms, a reconfigured hallway area to the four bedrooms, and a two-car garage. The existing and the proposed floor addition areas of the dwelling meet the required first floor setbacks of 5 feet from the interior side (east and west), 20 feet from the front (south), and 25 feet from the rear (north) property lines.

### Architecture

The existing house was built in 1959 and has a Ranch House architectural style. The applicant is proposing to retain the exterior architectural style of the dwelling which is consistent with the surrounding residential dwellings. The building walls of the addition areas will consist of a stucco finish to match the existing dwelling (La Habra Sand Finish 53). The stucco of the existing and addition walls will be painted in a light brown color (La Habra 48 Meadowbrook 73 Base 100). The wood siding on the front elevation will be painted white (Dunn Edwards, DEW385 Lighthouse) to compliment the stucco color. The addition areas of the dwelling will have a gable roof design that is consistent with the gable roof design of the dwelling and the surrounding residential dwellings. The fascia boards will be painted white (Dunn Edwards, DEW380 White, -1). The roof will have brown colored shingles (CertainTeed Saint-Gobain Landmark Series "Burnt Sienna"). The applicant is proposing to use dual pane white vinyl frame windows and sliding doors throughout the entire dwelling. The main entry door and side light window will be of a solid core wood material with a 6-lite divided beveled glass (Plastpro Doors: 6-lite Beveled Glass DRF3C80 B06P and SLF3C80 G000) stained in a natural walnut wood finish (Plastpro Doors Stain: Danish Walnut).

### Landscaping

Although no new landscaping is proposed, staff is recommending that additional drought tolerant plant species be used within the front yard area to reduce water consumption. In addition staff has included a condition that requires the applicant/property owner at the time of plan check to submit a landscape and irrigation plan for the front yard area. Furthermore, the existing block walls and gates located within the front yard area will be removed.


**CONCLUSION:**

Staff reviewed the application and believes the proposed addition and exterior remodel to the dwelling are appropriately designed for the site and compatible with the surrounding residential neighborhood, with the recommended conditions. The proposed architectural style is a ranch architectural style, which fits within the character of the neighborhood.

**Environmental Assessment**

Pursuant to the California Environmental Quality Act (CEQA) guidelines, the project is categorically exempt under § 15303, Class 3 (New Construction or Conversion of Small Structures).

Respectfully submitted,

  
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Michael A. Huntley

Community and Economic Development Director

**Attachments:**

Exhibit A: Conditions of Approval

Exhibit B: Site, floor, and elevation plans

Exhibit C: Color elevations

Exhibit D: Existing site photographs

# EXHIBIT A

Conditions of Approval

**CONDITIONS OF APPROVAL:**

1. All work performed must be in substantial conformance with the plans date-stamped November 25, 2015, unless changed by any of the succeeding conditions. Future modifications that are not in substantial conformance, as determined by the Planner, shall require modification of this approval subject to the provisions of MPMC § 21.36.120.
2. Quality of all finished work shall be per planner's approval before approval from Planning on building permit final.
3. The property must be kept free of trash and debris at all times.
4. The applicant/property owner must sign and have notarized an affidavit acknowledging acceptance of the conditions of approval and return it to the Planning Division within 30 days of the effective date of this approval, or prior to the issuance of Planning's stamp of approval for building permit.
5. This approval is for a 770 square foot addition and exterior remodel and is not an approval of building permits, which must be applied for separately with the Building Division.
6. A complete copy of these conditions, as approved, shall be listed on the second sheet of plans submitted for a building permit pertaining to this project.
7. All conditions of this approval shall be complied with prior to issuance of Planning Division's final approval for building permits.
8. Decision by the Board will be finalized 15 days after the date of the meeting. Appeal of the Board's decision must be submitted on appropriate forms to the City Clerk prior to midnight of the fifteenth day. After the fifteen days are barring an appeal, you may submit your plans for approval and apply for permits.
9. At the time of plan check a revised site plan must show the location of the HVAC condenser unit. The HVAC condenser unit must be located in the rear or interior side yard screened from public view and must be located 25 feet from any opening in a residential building on an adjoining lot.
10. All Landscaped areas must be properly maintained at all times.
11. A landscaping and irrigation plan for the front yard area must be submitted as part of the plan check submission. The landscape plan must clearly indicate the type and size of all proposed plants with careful consideration given to the use of drought-tolerant specimens and xeriscaping practices. The irrigation plan must show the use of a water efficient drip irrigation system within the landscape planter areas, subject to the review and approval of the Planner. The irrigation system must be installed and operating prior to final inspection.

12. The plan check elevation plans must show roof drainage, such as gutters and downspouts painted white (Dunn Edwards, DEW380 White, -1) to match the fascia boards, subject to the review and approval of the Planner.